

Bucknall War Memorial

Condition Report

Date: 13.04.2026

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CRUCIFORM ARCHITECTURE HERITAGE PLANNING

TABLE OF CONTENTS

1 - EXECUTIVE SUMMARY	3
2 - INTRODUCTION	4
2.1 Site information	4
2.2 Description	5
2.4 Methodology	6
3 – GENERAL ARRANGEMENT	7
4 - CONDITION: OBSERVATIONS & RECOMMENDATIONS	8
5 - SCOPE OF THE REPORT	13
6 – RECOMMENDED REPAIRS	15

1 - EXECUTIVE SUMMARY

The memorial is in reasonable condition.

In the immediate term, stone repair is needed to a crack on the southwest corner to pin and indent stone.

In the medium term, stone cleaning could be carried out to improve appearance.

In the long term, cleaning of the surrounding paving to improve appearance of the area

A list of recommended repairs is presented at the back of this document.

2 - INTRODUCTION

2.1 Site information

Address: Werrington Rd, Bucknall, Stoke-on-Trent ST2 9AJ

Listed / Scheduled

Monument Status: Locally listed

Date of Construction: Circa.1920

Inspection Information:

Inspection Date: 13th April 2026

Surveyor: Mr. S. Smith RIBA AABC

Cruciform Ltd.
Enterprise House
Moorland Road
Stoke-on-Trent
ST6 1JQ

01782 777000

Weather: Dry, Sunny

2.2 Description

The Bucknall War Memorial is a Portland stone obelisk on a capped and footed square plinth with a two stepped base.

The north facing side has a dedication and two columns of names and the other three sides have further two columns of names, having a total of 90 names, of residents of Bucknall who died during the First World War.

It is sited in a prominent roadside location at the junction of Werrington Road and Marychurch Road, near to the parish church, and is a prominent site for annual Remembrance observations.

2.4 Methodology

This report provides an overview on the condition of the Site. Where observations may contain a recommendation for action (generally a repair or further investigation) and if so these will be accompanied with a priority rating. The ratings indicate the following levels of priority:

1 – Urgent work, requiring immediate attention. Issue severity could lead closure of parts of premises / immediate risk to health and safety / serious breach of legislation. e.g. dangerously unstable masonry or finishes likely to cause injury or structural damage.

2 – Essential work that will prevent serious deterioration of fabric / address medium risk to health and safety / minor breach of legislation (generally required within 12 months) e.g. drainage blockages, missing roof tiles, rotten timberwork, monitoring of possible ongoing structural movement, failed flashings

3 – Necessary work that will prevent deterioration of fabric / address minor risk to health and safety (generally required within 12 – 24 months). e.g. high priority repointing, high priority timber redecoration, gutter leaks and adjustments

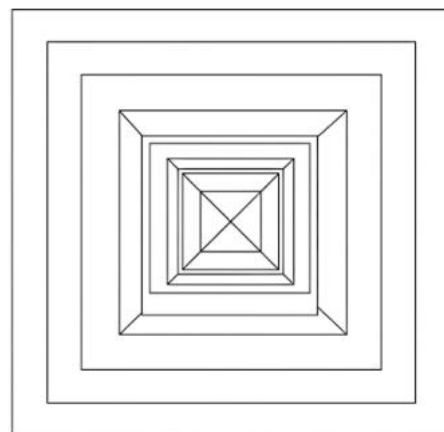
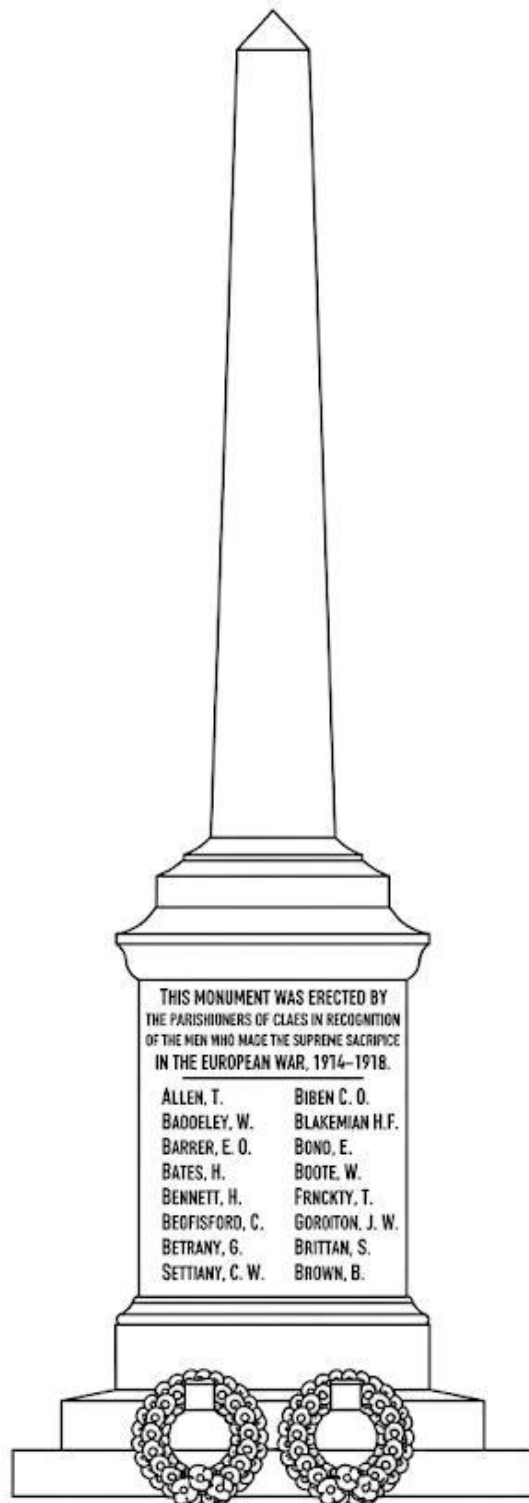
4 – Desirable remedial work that will prevent deterioration over the long term (generally required within 5 years) e.g. lower priority repointing, lower priority redecoration,

5 - Desirable Improvement with no timescale e.g. functional improvements, monitoring of historic structural movement and other issues that are unlikely to cause consequential damage at this time.

The recommendations made in the report are based upon a conservation minded approach that is considered appropriate to its status. The recommendations herein also rely upon constructional methods of repair, using materials compatible and consistent with the historic fabric, and, wherever possible, repair techniques that are reversible and that maximise the retention of the surviving historic fabric.

Recommendations are not intended to be used as repair specifications.

3 – GENERAL ARRANGEMENT



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4 - CONDITION: OBSERVATIONS & RECOMMENDATIONS

	Base	
4.1	The stone of the stepped base is in good condition. There is a covering of green algae on sky facing surfaces that could be cleaned off. Cleaning should be considered with an appropriate biocide. If results are not satisfactory a superheated steam system could be considered. No abrasive or high-pressure methods should be employed. STONE CLEANING 	4
4.2	The area is paved with concrete slabs retained by granite kerbs. These were also covered with dirt and algae and would benefit from cleaning. PAVING CLEANING 	4

	Plinth and Obelisk	
4.3	The stone plinth is inscribed on all faces. The stone is stained with atmospheric dirt and algae and would benefit from cleaning. Cleaning should be considered with an appropriate biocide. If results are not satisfactory a superheated steam system could be considered. No abrasive or high-pressure methods should be employed. STONE CLEANING 	4
4.4	The stone is cracked and a section missing on the southwest corner. The remaining stone should be pinned and a new section indented above. STONE REPAIRS 	3

4.5	The capping stones are in good condition and joints are tight. There is a covering of green algae that could be cleaned off. STONE CLEANING 	4
4.6	The obelisk is a single length of stone cut to a taper and appeared both plumb and stable when pushed. There is some staining from water run off from the apex. STONE CLEANING 	4

4.7	It is unclear whether inscribed lettering was originally painted, however this could be carried out after cleaning. <i>RE-LETTER INSCRIPTIONS</i>	5

5 - SCOPE OF THE REPORT

This report is based on the findings of an inspection made from the ground and from other readily accessible parts.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts such as boarded floors, roof spaces or hidden timbers at the wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this report.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect.

We can make no comment on the substrata and cannot confirm that the property is unaffected by coal seams, underground workings or general subsidence.

Unless stated to the contrary a physical penetrative examination has not been undertaken as part of this report. A full structural survey has not been carried out.

No tests have been carried out to determine whether red ash or clinker has been used as filling below ground slabs or the like. No investigation has been carried out in respect of pollution or contamination of ground on which the property is built. We are not aware of mining operations or adverse soil conditions. Should investigative work be required, this will be subject to an additional instruction fee to the appropriate specialist.

Where properties are occupied, the inspection of floors and certain areas will be limited. Such areas as can be exposed and inspected will be commented upon; where carpet cannot be lifted, we will be unable to comment on, and as such we cannot say the floors under are free from defect.

We have not tested hollow walls to determine the condition of wall ties; should investigative work be required, this will be subject to an additional instruction/fee.

In normal circumstances it is not possible to comment in detail on the condition of ceiling and wall plaster where it is covered by ceiling and wallpaper. It must be borne in mind that the condition of ceiling and wallpaper will cause wall plaster in particular to have become detached from the underlying structure.

We have not tested the various main services, specialist heating, electrical and mechanical service. Engineers should be commissioned to carry out such tests on additional instructions/fees.

Furthermore, we must stress that we have not carried out any investigation to determine whether High Alumina Cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect. In view of the possible potential danger connected with High Alumina Cement, we strongly recommend that the appropriate investigations, inspections and tests be carried out immediately by a suitably qualified engineer. Roof voids will be entered only if there is adequate access, the cover of which is removable without significant damage being caused.

Drains and underground services have not been examined or tested; camera tests can be carried out at an additional fee.

We can make no comment on the location or type of asbestos which may be present in the building. A specialist contractor would need to be separately employed to test for the presence of asbestos.

Cruciform Ltd. accept no liability for losses directly or indirectly arising out of, or in any way involving the actual, potential, alleged or threatened formation, growth, presence, release or dispersal of any fungi, moulds, spores or mycotoxins of any kind.

We have not checked the site for Japanese Knotweed nor Giant Hogweed. These are notifiable weeds, and their presence can cause serious damage to buildings and sites. If Japanese Knotweed or Giant Hogweed are discovered, they should be disposed of in accordance with the Countryside Act.

Although best practice dictates that the buildings should be inspected every five years, it should be realised that serious troubles may develop in between these surveys if minor defects are left unattended.

6 – RECOMMENDED REPAIRS

1 – Urgent work, requiring immediate attention.

2 – Essential work (generally required within 12 months)

3 – Necessary work (generally required within 12 – 24 months)

4 – Desirable remedial work (generally required within 5 years)

5 - Desirable Improvement with no timescale

L = Listed Building Consent is likely required (*check with LPA)

C = Cyclical Maintenance task

V = Non-specialist task, suitable for volunteer (subject to risk assessment)

Priority 1 Repairs:			
Priority 2 Repairs:			
Priority 3 Repairs:			
1	STONE REPAIRS	4.4,	
Priority 4 Repairs:			
2	STONE CLEANING	4.1, 4.3, 4.5, 4.6,	C
3	PAVING CLEANING	4.2,	C
Priority 5 Repairs:			